

**FEBRUARY 23, 2010 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER, 101 C STREET,
WHEATLAND, CA
6:00 – 7:11 p.m.**

COUNCIL MEMBERS PRESENT: E. Elphick, D. Coe, L. McIntosh, J. Pendergraph, R. West

OTHER OFFICIALS PRESENT: S. Wright, City Manager
T. Raney, Community Development Director
M. McCrary, Police Chief

PLEDGE OF ALLEGIANCE:

Council member J. Pendergraph led the pledge of allegiance.

PUBLIC COMMENT

B. Bartholomew questioned what will happen to the City when the State has no money.

CONSENT CALENDAR

It was moved by Council member J. Pendergraph, seconded by D. Coe to approve **minutes of the regular City Council meeting held on February 9, 2010**. Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) S. Wright presented discussion of the proposed Bishop's Pumpkin Farm annexation. Wright explained that the Bishop Pumpkin Farm has submitted an application for their property and existing operations to be annexed to the City of Wheatland. The application is seeking council approval of an annexation resolution and pre-zoning of the site to Agriculture Exclusive (AE) with a Planned Development (PD) overlay zone. The existing General Plan designation of the site is Park and the proposed pre-zoning and existing use of the site is consistent with the General Plan designation. The applicant is not seeking to change the existing use of the site. Staff will create a PD overlay zone consistent with the recent Planned Development Ordinance adopted by the City Council. The purpose of the PD will be to outline the existing uses that are permitted and to define the process necessary for any future expansions or modifications to the site operations. The Bishop family has requested that the City absorb the cost of processing the application, including the LAFCO process. The cost estimate outlines the details for each task, which totals approximately \$28,600. The cost would be paid out of the City's General Fund Reserves. One additional policy related question relates to potential liability exposure through the annexation process. On previous annexations that included Development Agreements, the developers were required to assume liability exposures should either the City or LAFCO be sued over the annexation action. Should the Council proceed with this annexation this liability would be the City's. There is likely less exposure to suit on this action due to having the agricultural land use of the Bishop's property remain the same after annexation. None-the-less this is an exposure that the Council needs to be aware of.

REPORTS

- 1) E. Elphick reported that there will be an increase in LAFCO fees.

CLOSED SESSION

- 1) No reportable action.

ADJOURN

There being no further business, Mayor Elphick adjourned the meeting at 7:11 p.m.

Minutes approve and adopted this 9th day of March, 2010.

Enita Elphick, *Mayor*

Lisa J. Thomason, *City Clerk*